018.0	0004	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	903,300	/	903,300
USE VALUE:	903,300	/	903,300
ASSESSED:	903,300	/	903,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKEY MARK J &
Owner 2:	SIMMONS MELISSA A
Owner 3:	
Street 1:	48 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAVELLE PATRICK J & ELLEN M -
Owner 2:	-
Street 1:	48 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	375,900	800	526,600	903,300
Total Card	0.153	375,900	800	526,600	903,300
Total Parcel	0.153	375,900	800	526,600	903,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.07 | /Parcel: 362.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12774
GIS Ref	
GIS Ref	
Insp Date	07/20/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0009.0

!1525!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,900	800	6,650.	526,600	903,300		Year end	12/23/2021
2021	101	FV	364,800	800	6,650.	526,600	892,200		Year End Roll	12/10/2020
2020	101	FV	364,800	800	6,650.	526,600	892,200	892,200	Year End Roll	12/18/2019
2019	101	FV	277,000	800	6,650.	681,500	959,300	959,300	Year End Roll	1/3/2019
2018	101	FV	277,000	800	6,650.	433,700	711,500	711,500	Year End Roll	12/20/2017
2017	101	FV	298,900	800	6,650.	396,500	696,200	696,200	Year End Roll	1/3/2017
2016	101	FV	210,200	800	6,650.	322,100	533,100	533,100	Year End	1/4/2016
2015	101	FV	197,300	900	6,650.	322,100	520,300	520,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:07:27

LAST REV

Date	Time
09/04/19	08:30:01
danam	

USER DEFINED

Prior Id # 1:	12774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAVELLE PATRICK	1484-3		1/8/2016		700,000	No	No		
	744-83		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	488	Wood Dec	11,200	C				add 27x11 deck
5/23/2017	597	Solar Pa	1,000	C				
3/21/2016	307	Heat App	13,000					HVAC
1/29/2016	109	Dormers	133,500					
1/21/2016	78	Redo Kit	33,650					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2016	Meas/Inspect	PT	Paul T
7/6/2016	Permit Visit	DGM	D Mann
2/9/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	263	PATRIOT
10/12/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	85.	0.93	2									526,576						526,600	

Total AC/HA:	0.15266	Total SF/SM:	6650	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	526,576	Spl Credit		Total:	526,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19744515
Const Adj.:	1.00999999
Adj $ / SQ:	157.225
Other Features:	100875
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461849
Depreciation:	85904
Depreciated Total:	375945

COMMENTS

PDAS SINK IN BSMT AND WET BAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

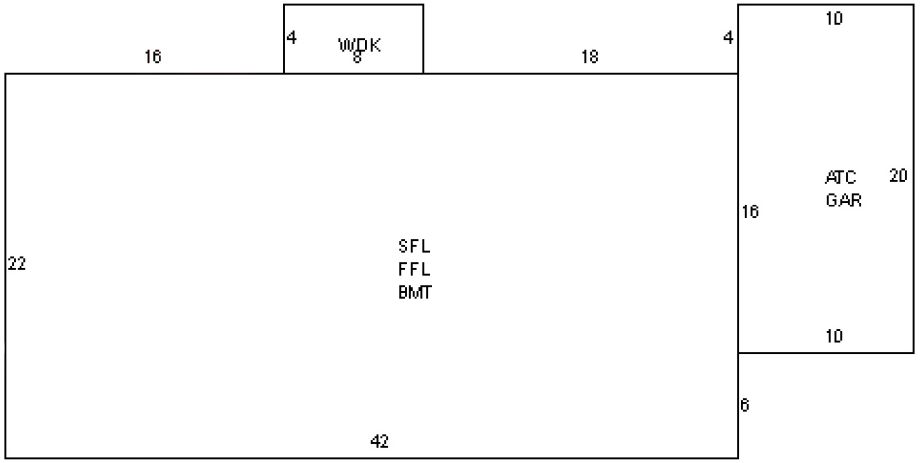
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.22
Special Features:	0	Val/Su Net:	122.28
Final Total:	375900	Val/Su SzAd	195.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	57.730	53,345
FFL	First Floor	924	157.220	145,276
SFL	Second Floor	924	157.220	145,276
GAR	Garage	200	27.770	5,555
ATC	Attic	70	157.220	11,006
WDK	Deck	32	16.160	517

Net Sketched Area:	3,074			Total:	360,974
Size Ad	1918	Gross Area	3204	FinArea	2495

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X38	A	AV	1970	3.15	T	39.2	101			800			800
2	Frame Shed	D	Y	1	10X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:	
				Total:	800

IMAGE

AssessPro Patriot Properties, Inc